



Property at a Glance



Ruidoso Care Center (AKA Lincoln County Care Center) FHA#: 116-22008

ADDRESS: 200 Resort Drive EARNEST MONEY: \$50,000 SALES PRICE: Unstated Minimum
Ruidoso, NM 88335
COUNTY: Lincoln LETTER OF CREDIT: \$0 TERMS: All Cash/ 30 days to close
SALE TYPE: Foreclosure

PROPERTY INFORMATION

Total Units	Residential	Commercial	Foundation:	Concrete slab
85	Revenue		Roof:	Composition shingle
	Non-Revenue		Exterior:	Stucco veneer
			Floors/Finish:	Carpet/tile

Elevator	Garden	Walk-up	Townhouse	Scattered Sites	Service Center	Mobile Home Park	Nursing Home	Vacant Land	Other:
							X		

Number of Buildings	Stories	Year Built	Rehab Year	Site Acreage	Approximate Net Rentable Area
1	1	1979	N/A	5.2	25,867

Mechanical Systems

Heating:	
Fuel	Gas
System	Central
Hot Water:	
Fuel	Gas
System	Central

Air Conditioning	Central
Windows	Screen

Utilities

Public Water	X
Gas Main	X
Electric	X
Sanitary Sewer	X
Storm Sewer	
Septic Tank	

Parking

Street	Asphalt
Curb	Unknown
Sidewalk	Concrete
Parking Lot	Asphalt
Parking Spaces	Lot
	30

Apartment Features

X	Air Conditioning
	Dishwasher
	Microwave
	Garbage Disposal
X	Refrigerator
Gas	Range/Oven
	Drapes/Blinds

Community Features

	Garage
	Covered Parking
	Laundry Facility
	Cable/Sat Hookup
	Playground
	Pool
	Community Space

Owner Expense

Tenant Expense

OCCUPANCY

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
				V	A	C	A	N	T			

ESTIMATED ANNUAL RENTAL INCOME:

Number of Beds	Type	Approx Square Feet	Current Rent	Estimated /Possible After Sale Rent	Estimated /Possible Total After Sale Rent	Total Estimated/Possible Annual Income
85	Private	Varies				Rent
	and					Commercial
	Semi-Private					Parking
						TOTAL
						Estimated Annual Expenses
						Administrative
						Utilities
						Operating
						Taxes/Insurance
						Reserve/Replace
TOTAL MONTHLY						TOTAL

COMMENTS CONCERNING PROPERTY INFORMATION:

Rooms are private and semi-private. HUD does not own or operate this facility, and cannot grant access for viewing. Facility is vacant and no license exists.

The property contains 85 beds in 43 units. The common areas include hallways, offices, lounge areas, activity rooms, commercial kitchen, main dining room, MR dining/activity room, Alzheimer's dining/activity room, MR office, MDS coordinator office, nurses station, conference room, medical records office, kitchen office, mechanical room, three common area bathrooms and one boiler room.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

USE RESTRICTIONS

N/A Years affordable housing.

N/A Years rent cap protection for _____ residents.

TENANT BASED SECTION 8

Housing choice vouchers will be issued to eligible residents of the complex by the public housing agency (PHA), N/A, selected to administer the voucher assistance by HUD. Housing choice vouchers are tenant-based assistance. Tenant-based assistance means that the subsidy follows the program participant and is not attached or connected to a specific project or unit. Therefore, the voucher assistance should never be considered a form of guaranteed rental subsidy for the property. The families are not obligated to use the housing choice vouchers at the property. **Therefore, there will be no project-based subsidy at this property.**

In addition, the processing of the voucher funding and the determination of family eligibility by the PHA may take several months following the closing of the sale. The PHA must also determine the owner's rent is reasonable and the unit meets the housing quality standards of the housing choice voucher program. If the rent is determined not to be reasonable in comparison to similar unassisted units in the market area, the family will have to move to receive voucher assistance. Voucher housing assistance payments for a unit may not under any circumstances cover any period before the date the PHA determines the unit meets the housing quality standards. Since the owner will not receive voucher housing assistance payments or increase the tenant's share of the rent during this period, bidders should take into consideration the time that may be necessary for voucher funding to become available, the PHA to determine family and unit eligibility, and the owner to complete any needed repairs when making an offer.

TERMS OF SALE

The purchaser must complete the repairs to HUD's satisfaction within N/A months after closing. The repairs are estimated to cost _____.

The purchaser must complete demolition to HUD's satisfaction within N/A months after closing. The demolition is estimated to cost _____.

Closing is to be held 30 days after HUD accepts the bid. If HUD authorizes an extension of the closing, the purchaser must pay a fee which is the greater of 1.5% of the purchase price or HUD's holding costs of 35.71 per unit per day for each 30 day period.

Rider: Asbestos, LBP

HUD is not requiring repairs. Purchaser to determine future use for the building.

For licensing information, you may contact: David Rodriguez, Chief of Health Facility Licensing and Certification at (505) 476-9025.

PROSPECTIVE BIDDERS SHOULD READ AND THOROUGHLY UNDERSTAND ALL INFORMATION PROVIDED HEREIN AND IN THE BID KIT PRIOR TO SUBMITTING A BID.

This is an "All Cash – As Is" sale. HUD is providing no financing for this sale. The purchaser must provide for payment of the full purchase price in cash at closing.

Submission of Bids: Bids for this property can only be considered for acceptance if submitted on the specific forms listed in the Bid Kit for this property, along with required earnest money. A Bid Kit may be obtained as indicated below.

Suspended or Debarred Parties: No consideration will be given to a bid submitted by any party currently suspended or debarred from participating in HUD programs. AS PROVIDED FOR IN 24 CFR, SEC. 27, THE DEFAULTING MORTGAGOR, OR ANY PRINCIPAL, SUCCESSOR, AFFILIATE, OR ASSIGNEE ON THE MORTGAGE AT THE TIME OF DEFAULT SHALL NOT BE ELIGIBLE TO BID ON OR OTHERWISE PURCHASE THIS PROPERTY. (Principal and Affiliate are defined at 24 CFR 24.905.)

INSPECTION OF PROPERTY AND BIDDING INSTRUCTIONS

Prospective bidders are urged and invited to inspect the property prior to submitting a bid. Note: If this is a foreclosure sale, HUD may not have access to the property. Bids for this property can only be considered if properly submitted by following the bidding instructions provided in the FREE INFORMATION and BID KIT.

The FREE INFORMATION and BID KIT may be viewed or printed at

<http://www.hud.gov/offices/hsg/mfh/pd/multifam.cfm>

You may also sign up for our electronic mailing list at this web address. If you do not have access to the internet or can not download a PDF file, you may obtain a bid kit by calling (570) 387-8942, or faxing (570) 387-3303, or by email to hud@mailroometc.com. (<mailto:hud@mailroometc.com>)

BIDS for Ruidoso Care Center MUST BE PRESENTED ON:

January 27, 2006

at: 2:00 PM local time at:

Village Hall

313 Cree Meadows Drive

Ruidoso, NM 88345

HUD OFFICE:

Fort Worth Regional Office

801 Cherry Street

PO Box 2905

Fort Worth, TX 76113-2905

REALTY SPECIALIST:

Debie Bolin

Phone : (817) 978-5822

debief_bolin@hud.gov

mailto:debief_bolin@hud.gov